



*U.S. Department of State*  
*Office of Overseas Buildings Operations*



*Industry Day*

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*Presented by*

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*Managing Director, Planning and  
Development*



# Overview

- **The Mission**
- The Long Range Plan
- The Budget
- Real Estate
- Project Challenges
- Best Practices
- Contractor Challenges
- The Opportunities

# The Mission of OBO

- Assure U.S. diplomatic missions have appropriate facilities to achieve foreign policy objectives



- Oversee the Department of State's real property assets



- Provide all employees at U.S. diplomatic missions with safe, secure, and functional facilities

# Global Concerns



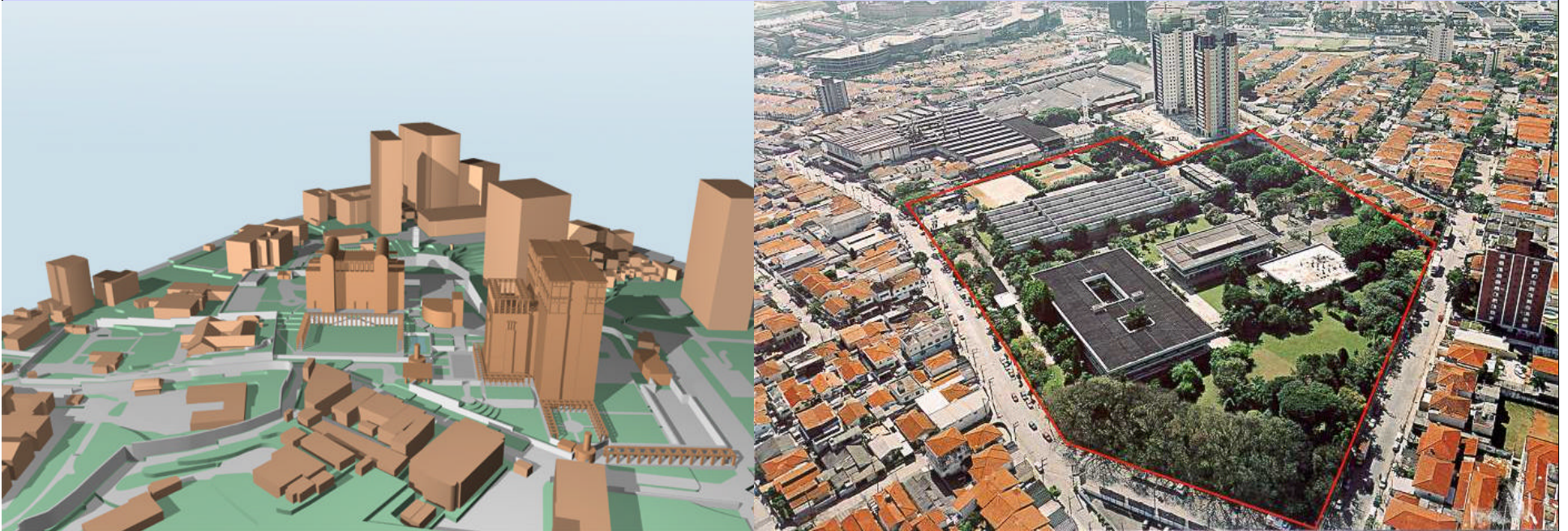
- Security
- Safety
- Functionality



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# The OBO Long Range Plan



- Charts the Acquisition, Planning, Design and Construction for the Next 6 Years
- Establishes the Baseline for Congressional Support and Funding
- Allows for a Rational Process of Well-Managed Facilities

# OBO's Program Goal



To expeditiously locate into safe facilities more than 60,000 embassy staff presently working overseas in over 220 vulnerable buildings



# The Current Long Range Plan

## FY 2003 - 2008

- 76 Capital Construction Projects \$6.4 Billion
- 66 Major Rehabilitation \$436 Million
- Security Upgrade Projects \$150 Million



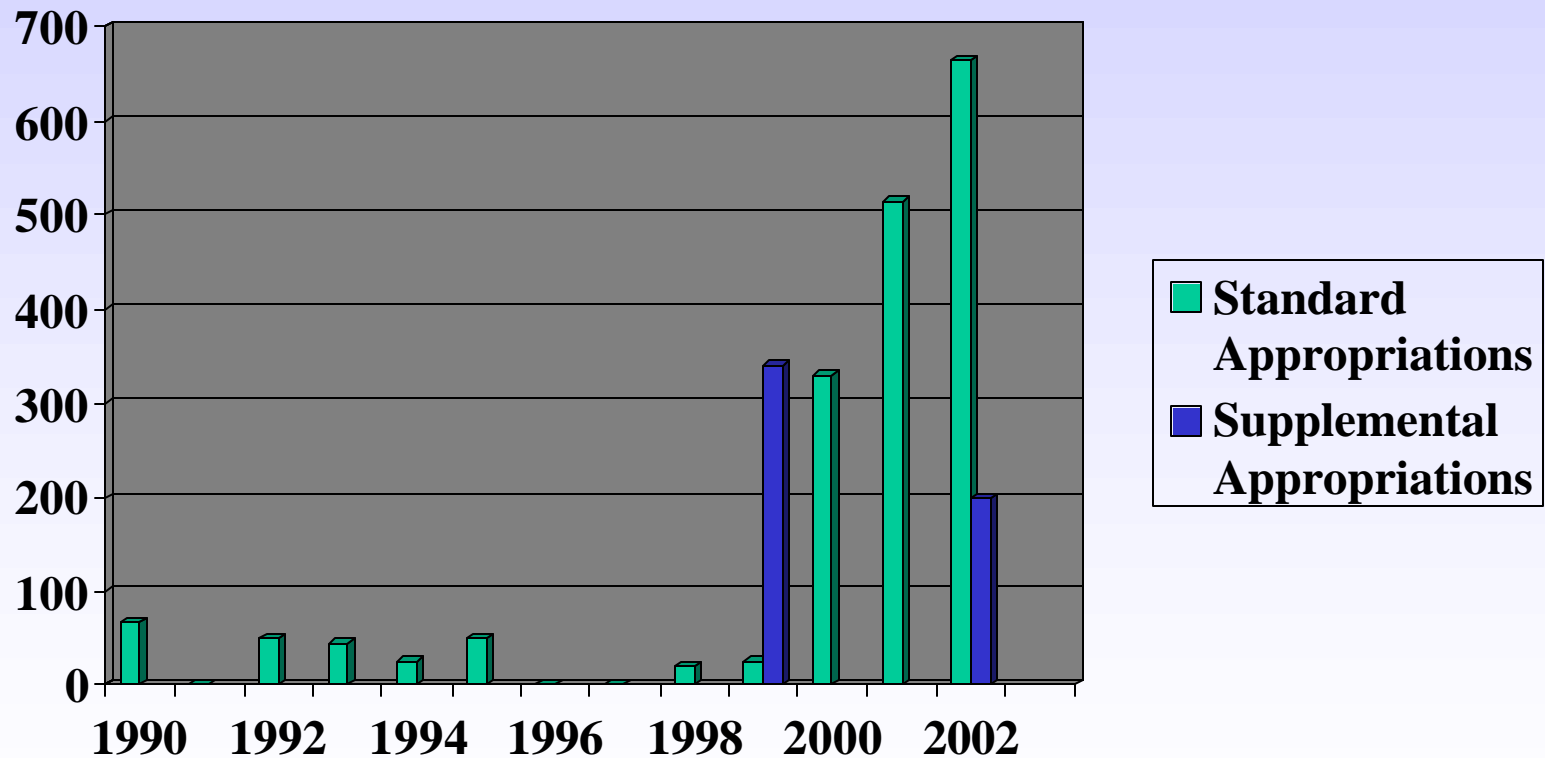


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# Overseas Building Program

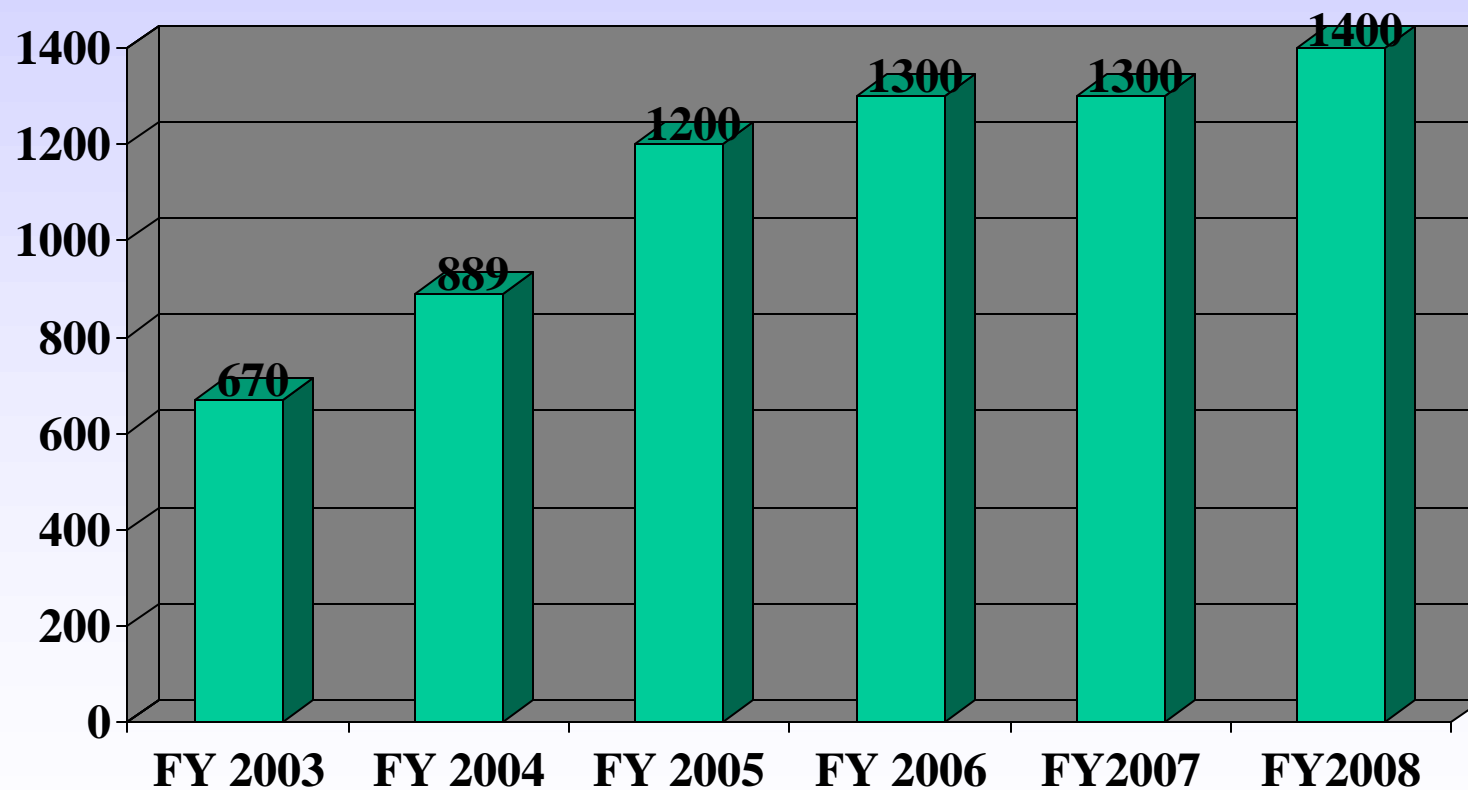
## Capital Appropriations: FY 1990-FY 2002



# Overseas Buildings Program

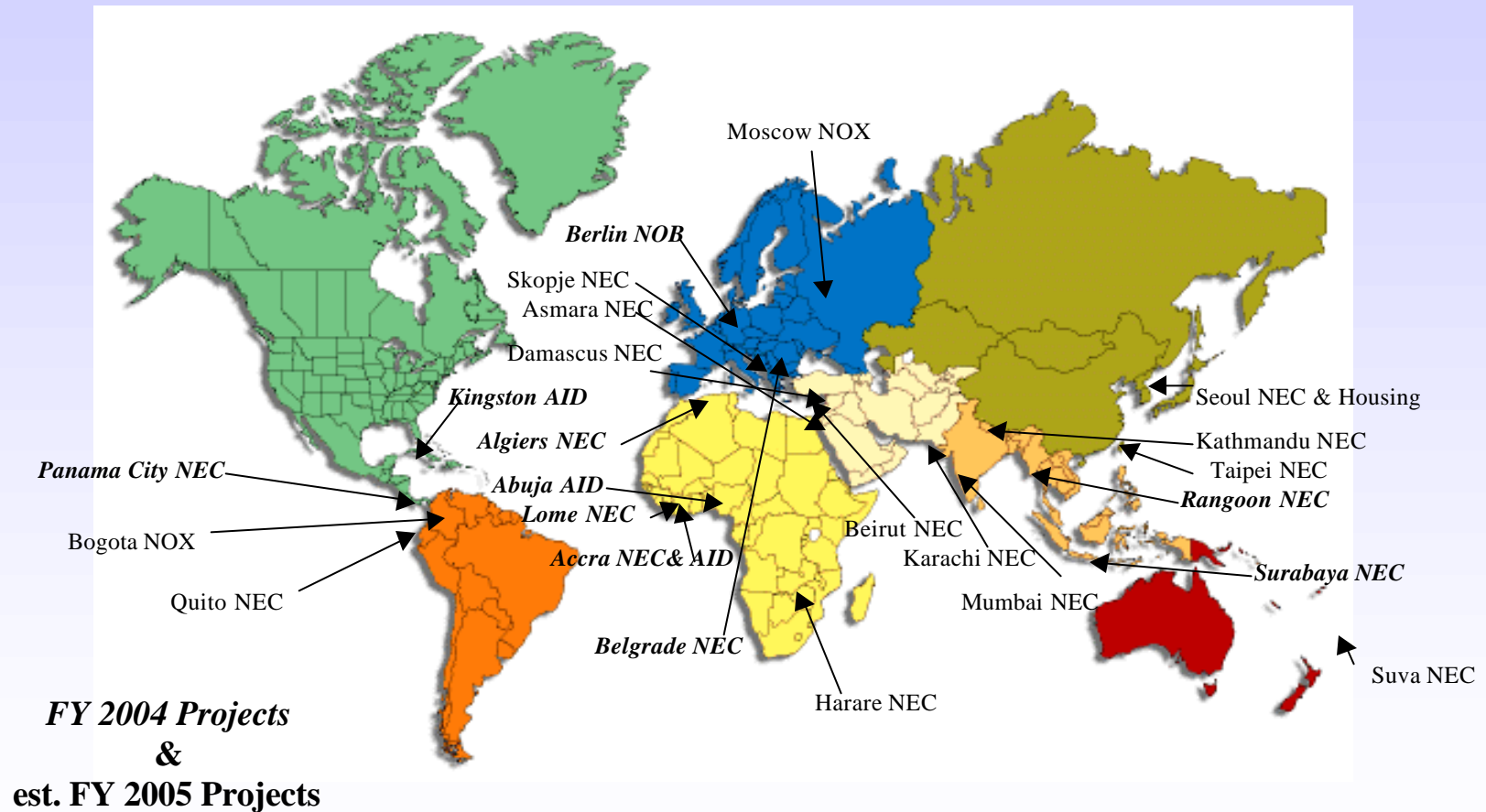
## Projected Capital Funding FY 2003-FY 2008

(\$ millions)





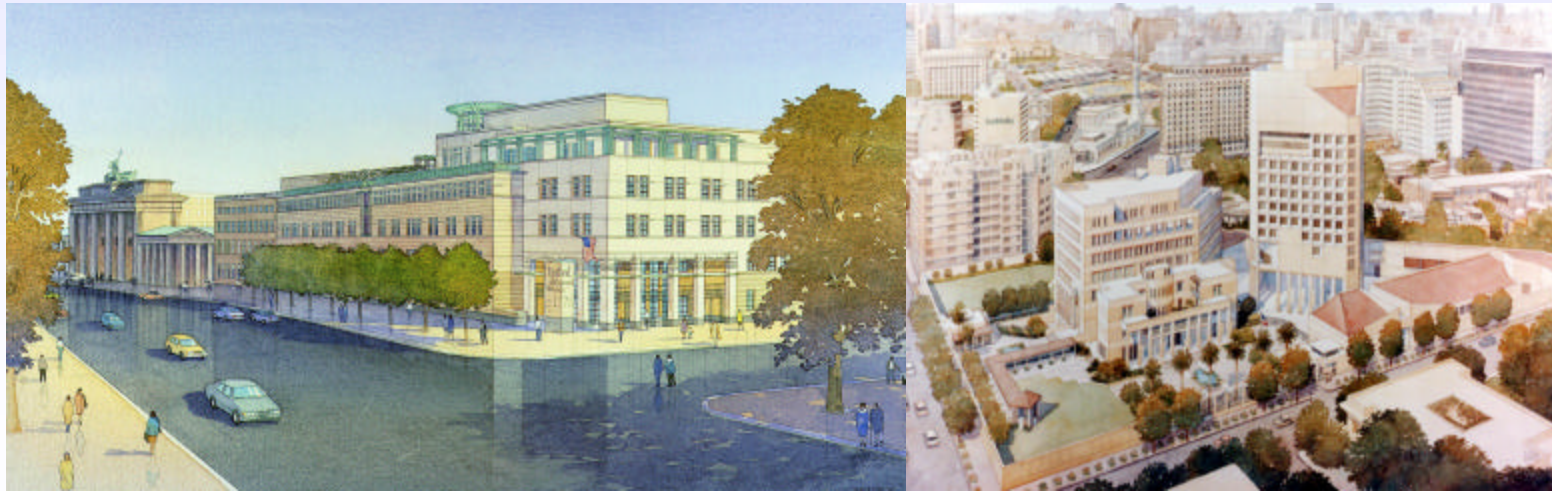
# New Capital Construction Projects FY 2004 & 2005



4/21/03

# 2003 Worldwide Design/Construction Program

• Security Capital Projects	9
• Special Capital Projects	3
Renovations and Restoration Projects	53
• Maintenance and Repair Projects	250



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# **The Real Estate Function**

- The Real Estate and Property Management (REPM) Office Buys, Sells, and Leases Offices, Residences, Maintenance Facilities and Other Properties Outside the U.S. in Support of Our Diplomatic Missions Worldwide
- Manages an Owned/Long-Term Leased Portfolio of Over 4,800 Properties Worth \$12 Billion
- Manages a Leased Program Including Over 11,000 Properties

# Site Acquisition

- REPM Identifies, Evaluates and Purchases Sites for New Embassy/Consulate Compound Construction
- REPM Is Currently Pursuing Acquisition of Sites in Over 20 Countries
- Real Estate Service Providers Are Often an Integral Part of the Search, Evaluation and Appraisal Phases of This Process